



22A CLIFF ROAD

Cromer, NR27 0BU

Offers Over £170,000

Leasehold

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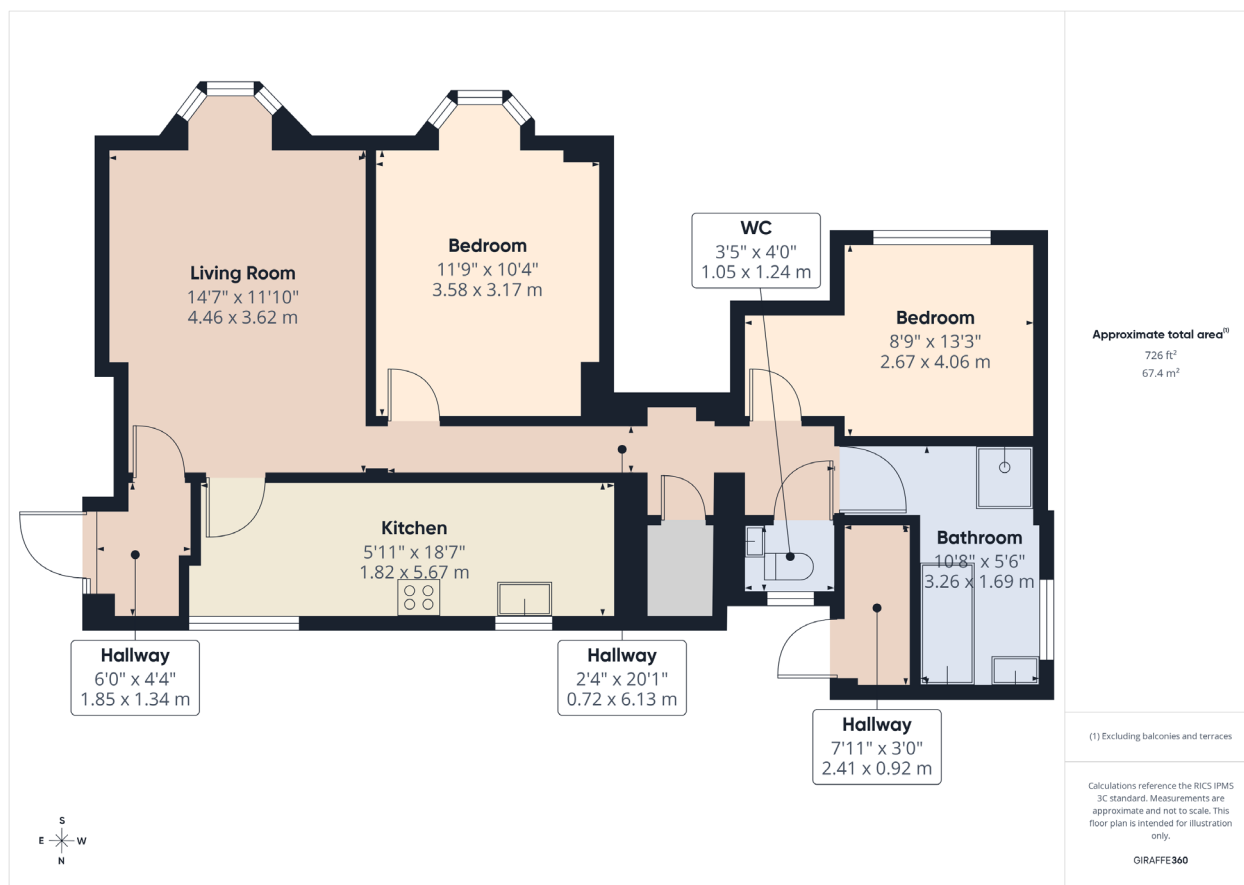
- Prime ground-floor apartment on sought-after Cliff Road
- Short walk to Cromer beach, town centre & railway station
- Two generous double bedrooms
- Refitted contemporary shower room
- Private landscaped garden created by the current owner
- Ideal permanent home
- Beautifully presented throughout

Situated on one of Cromer's most desirable residential roads, just moments from the clifftops and within walking distance of the beach, town centre & railway station, this beautifully presented ground-floor apartment enjoys an enviable coastal setting. The location offers the perfect balance of seaside living & everyday convenience, with independent shops, cafés, restaurants & the coastline all within easy reach.

The apartment is bright, spacious & thoughtfully arranged, offering well-proportioned accommodation throughout. A generous living room is complemented by a fitted kitchen with ample storage & space for dining, while two comfortable double bedrooms provide flexible accommodation for couples, families or guests. The current owner has tastefully upgraded the shower room with a contemporary enclosure, stylish tiling & modern fittings, creating a fresh & practical space that enhances the overall finish of the home. The apartment is ready to move straight into & offers low-maintenance living in a sought-after coastal location.

Outside, part of the former parking area has been transformed into an attractive private garden. Beautifully arranged to create an inviting space to relax, entertain or enjoy the fresh sea air, it adds a lifestyle element rarely found with apartments of this kind. With a charming outdoor seating area, it perfectly complements the property's relaxed coastal appeal.





Services Connected: Mains electricity, water, gas & drainage. Gas central heating.

Council Tax: Band A.

EPC Rating: C.

Tenure: Leasehold – 995 years left on the lease. £1 per annum ground rent.

Location: What3words – ///tweaked.tolerable.tickles

Agent's Note: Cannot be sub-let or used as a holiday home. The lease permits one pet, & additional pets with freeholder's permission.

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